

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Franklin C. Adams 85351 William J. Wall 203970 Best Best & Krieger, LLP 3750 University Avenue, 4th Floor Riverside, California 92501 (951) 686-1450 Facsimile: (951) 686-3083	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 5px; text-align: center;"> FILED FEB 12 2008 <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY: [Signature]</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: DONE E. VARELA, SR., AND ANGELA, M. VARELA <div style="text-align: right;">Debtor(s).</div>	CASE NO.: RS 06-12325 MG

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: MARCH 6, 2008	Time: 11:00 A.M.
Location: United States Bankruptcy Court, 3420 12 th Street, Riverside, CA 92502, Room #301, 3 rd Floor	

Type of Sale: ☒ Public ☐ Private Last date to file objections: _____

Description of Property to be Sold: Single Family Dwelling located at 12165 Marigold Avenue, Moreno Valley, CA 92557

See Attached Exhibit "A" for legal description

Terms and Conditions of Sale: The sale is to be "as is", "where is", with all faults and without representation or warranty by the Trustee. For additional information concerning the sale, see "Overbid Procedure."

Proposed Sale Price: \$110,000.00

Overbid Procedure (If Any): See attachment

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See Above

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Alfonso Tautimez

Cobol Realty

20118 E. Colima Road

Walnut, CA 91789

(626) 826-9398

Date: October 12, 2008

In Re:

Case Number:

DON E VARELA, SR., AND ANGELA M. VARELA

RS 06-12625MG

ATTACHMENT TO NOTICE OF SALE OF ESTATE PROPERTY: RE SINGLE FAMILY DWELLING LOCATED AT 12165 MARIGOLD AVENUE, MORENO VALLEY, CALIFORNIA 92557

OVERBID PROCEDURES:

The bidding shall begin with Buyers' \$110,000.00 offer, subject to overbid in increments of not less than \$1,000.00. That the Court approve the sale to the highest and best bidder as selected and determined by the Trustee. In order to protect the estate against the possibility that the successful bidder will ultimately fail to perform, the successful bidder shall be required to deposit with the Trustee, prior to the time of the hearing, a certified check or money order in the amount of \$3,600.00, payable to Christopher R. Barclay, Chapter 7 Trustee. In the event the buyer fails to perform within the prescribed escrow period, the deposit shall be non-refundable and immediately forfeit upon such default. Further, the Trustee shall be relieved of any obligation to sell the Property to such defaulting buyer and said forfeiture shall not be construed as liquidated damages but shall be deemed to be the minimum amount of damages suffered by the estate without prejudice to the Trustee's or the bankruptcy estate's right to pursue further damages for any and all breaches by the successful bidder (Buyer). In the event the buyer does perform, the deposit shall be credited to the purchase price. Any potential over-bidder be required to demonstrate possession of funds by submitting the deposit amount to the Trustee as a precondition to participation in the bidding.

Trustee: Christopher R. Barclay, Chapter 7 Trustee
600 Anton Blvd., Suite #1350
Costa Mesa, California 92626
(714) 415-4036

EXHIBIT “A”

ORDER NO 80701017-77

EXHIBIT "A"

LOT 51 OF SUNNYMEAD TERRACE UNIT #1, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGE 18, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.